

The City of Edina has received application(s) for the following project(s). For additional information on the projects, meeting dates and times please feel free to contact the Planning Department at 952-826-0369.

Planning Project for:

DJR Architecture, Inc. 3901 70th Street West, Edina, MN

Initial Project Description

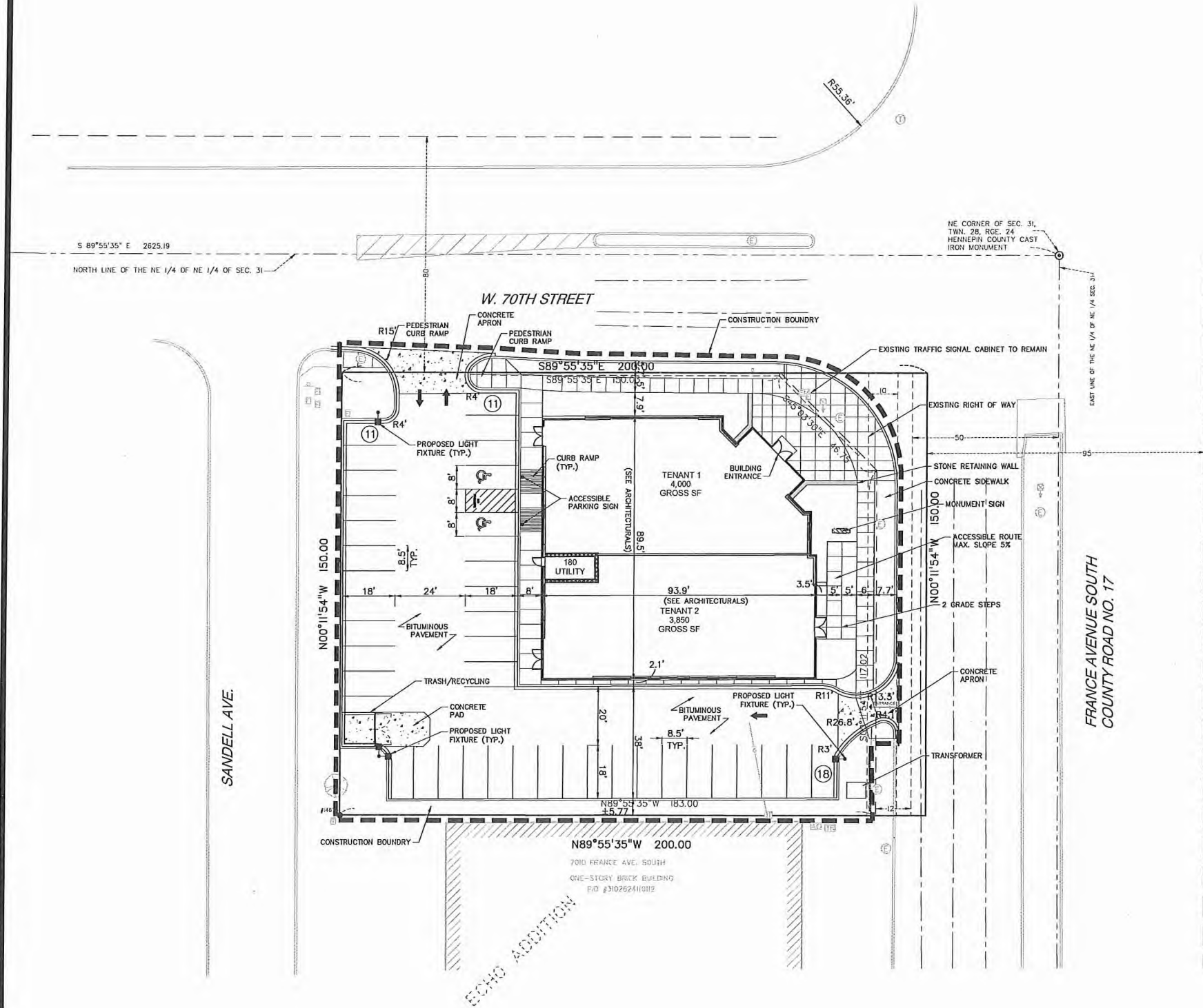
The applicant is requesting a rezoning of the site from Planned Commercial District-4, (PCD-4) to Planned Unit Development (PUD). The existing building will be torn down and a new retail/office building is proposed.

To accommodate the request the following is required:

Rezoning to Planned Unit Development (PUD)
Development Plan

Schematics:

Drawing name: x:\2016\160021\plan sheets\Site Submittal\160021site.dwg Apr 22, 2016 - 11:45am



SITE DATA:

PARCEL AREA = 27,000 SF, 0.62 AC
PARCEL AREA WITH R.O.W. = 30,000 SF, 0.69 AC
BUILDING AREA = 8,030 S.F.
CITY OF EDINA - PARKING REQUIREMENTS: 8 PARKING SPACES FOR FIRST 1,000 SQ. FT. + 6 PARKING SPACES FOR EACH ADDITIONAL 1,000 SQ. FT. UP TO 15,000 SQ. FT.
REQUIRED PARKING STALLS = 50 STALLS
1 SPACE PER 3 SEATS OR 1 SPACE PER 100 SF (WHICHEVER IS GREATER), PLUS 1 SPACE PER EMPLOYEE MAX SHIFT, PLUS 6 OFF STREET STACKING SPACES PER DRIVE-THROUGH LANE.
1850 S.F./100 + 5 EMPLOYEES = 24 STALLS
(47 SEATS/3 + 5 = 21, WHICH IS LESS)
PROPOSED PARKING STALLS = 40 STALLS (INCLUDES 2 VAN ACCESSIBLE PARKING STALLS)
EXISTING GREEN SPACE AREA = 1,856 SF, 6.9%
PROPOSED GREEN SPACE AREA = 3,135 SF, 11.6%

SITE PLAN NOTES:

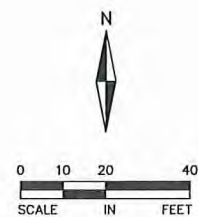
- DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
- CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
- ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
- PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
- BUILDING DIMENSIONS REFER TO OUTSIDE OF BUILDING FACE (TYP.) UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
- ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED.
- REFER TO DETAIL SHEET FOR CONCRETE PAD SCORING AND THICKNESS.

GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
- ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
- ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPERATED BY A 1/2" EXPANSION JOINT.
- PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH THEIR CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.

SITE LEGEND:

- EXISTING CURB AND GUTTER
- B612 CURB AND GUTTER
- B612 CURB AND GUTTER OUTFALL
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- EXISTING EASEMENT
- CONCRETE PAVEMENT
- LUMINAIRE, LED FIXTURE 20' POLE, 3' CONCRETE BASE
- DIRECTION OF TRAFFIC



PLANNING DEPARTMENT
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION
CITY OF EDINA



ALLIANT
ENGINEERING

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Minneapolis, MN 55415
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612.758.3099 FAX
www.alliant-inc.com

EDINA RETAIL

3901 W. 70TH STREET
EDINA, MINNESOTA

SITE SUBMITTAL

SITE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

04-22-16 CITY PLANNING SUBMITTAL

PROJECT TEAM DATA

DESIGNED: MK

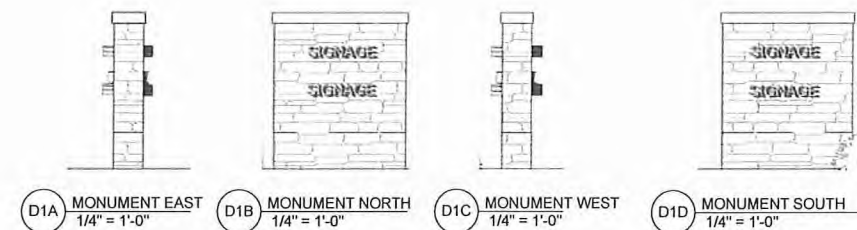
DRAWN: JG

PROJECT NO: 216-0021

C-2.0



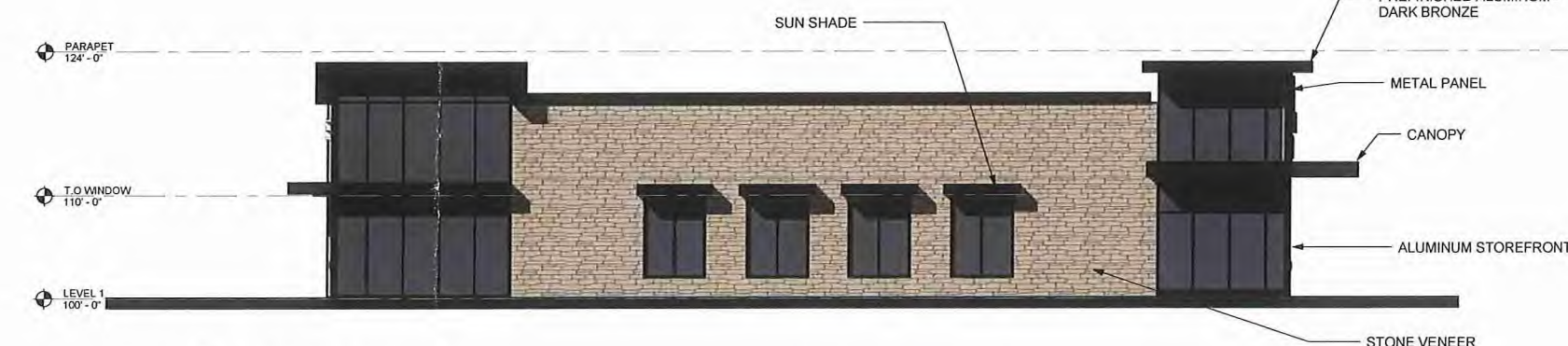
d2 3D View 4



A4 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



A3 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



A2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



A1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

DJR
ARCHITECTURE, INC.
3801 70th St W Edina, MN 55425
612.675.2700 www.djr-inc.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

APPROVED

PROJECT: 015-009
DATE: 04/22/2016
DESIGNED BY: CS
DRAWN BY: SB
CHECKED BY: SB

PRELIMINARY: NOT FOR CONSTRUCTION

70TH & FRANCE

3801 70th St W Edina, MN

EXTERIOR ELEVATIONS

A200



70th and France Ave

Edina, Minnesota

April 5, 2016

Conceptual Rendering

115-069.0

PLANNING DEPARTMENT
APR 22 REC'D
CITY OF EDINA

DJR
ARCHITECTURE INC.